

1 **FINAL**

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3 **MINUTES OF THE COTTONWOOD HEIGHTS CITY**
4 **PLANNING COMMISSION MEETING**

5
6 **Wednesday, August 4, 2010**

7 **6:00 p.m.**

8 **Cottonwood Heights City Council Room**
9 **1265 East Fort Union Boulevard, Suite 300**
10 **Cottonwood Heights, Utah**

11
12 ***ATTENDANCE***

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14 **Planning Commission Members:**

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16 Amy Rosevear, Chair
17 Perry Bolyard
18 Lindsay Holt
19 James S. Jones, Alternate
20 Bradley Jorgensen
21 Gordon Walker

22 **City Staff:**

23 Michael Black, Community and Economic
24 Development Director
25 Morgan Brim, Associate Planner

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27 **BUSINESS MEETING**

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29 Chair Rosevear called the meeting to order at 6:00 p.m.

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31 **1.0 CITIZEN COMMENTS**

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33 Citizens asked about and were advised of the upcoming public hearing scheduled for August 18 at
34 6:00 p.m. It was stated that citizens will be able to review the document prior to the public
35 hearing and comment on it. The planning commission will eventually make a recommendation to
36 the city council who will make the final decision. The intent tonight is for the commission to get a
37 consensus of what will be addressed at the public hearing. No action would be taken.

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39 (18:04:40) A citizen with the first name of Bob gave his address 2470 East 7745 South and asked
40 if the audience will hear from the planning commission with regard to why they decided on the
41 proposed document even though there is a great deal of opposition to it. He remarked that he
42 knows of very few citizens who support what is proposed. Chair Rosevear stated that a motion
43 will be made after which there will be discussion. She explained that generally the commissioner
who makes the motion gives the purpose for the motion and the rationale behind it.

There were no further citizen comments.

2.0 PUBLIC HEARINGS

2.1 The Planning Commission will take action to tentatively adopt a recommendation to the City Council on text amendments to Chapters One (Introduction) and Two (Land Use) regarding tall buildings in the City's General Plan, subject to the Planning Commission's final adoption of a recommendation to the City Council concerning such text amendments following a public hearing on the 18th of August, 2010, regarding such tentative recommendation.

Commissioner Rosevear thought it was acceptable for the proposed language to remain generic in nature. In addition, any commission member who votes to allow taller buildings realizes that they may be approved at some point in the future. She stated that the job of the planning commission is to provide pro active planning.

(18:08:10) Commissioner Holt moved to tentatively adopt the proposed revised General Plan language with the exception of the second to last sentence on page 2-1(a), which reads, "to protect the view sheds in surrounding neighborhoods and businesses on the Old Mill IV property located at 6280 South 3000 East would be allowed a height greater than six stories.

She clarified that the purpose of the proposed general plan amendment is to look at areas within the city that could at some point redevelop with buildings taller than six stories. The specifics of the motion were debated. Commissioner Holt recalled that at the last meeting Community and Economic Development Director, Michael Black, was very specific about restricting the two buildings to two or three stories.

The motion died for lack of a second.

(18:10:47) Commissioner Jorgensen moved to tentatively adopt the amended language in the General Plan as presented by staff. Commissioner Walker seconded the motion.

The importance of one single sentence was acknowledged and discussed. Commissioner Holt did not think the General Plan should be written for one specific project since it is general in nature. Potential verbiage modifications were proposed and discussed.

Vote on motion: Bradley Jorgensen-Aye, Perry Bolyard-Aye, Gordon Walker-Aye, Lindsay Holt-Aye, James S. Jones-Aye, Amy Rosevear-Aye. The motion passed unanimously.

3.0 ADJOURN AND RECONVENE WORK SESSION

(18:16:27) Commissioner Jorgensen moved to adjourn. Commissioner Walker seconded the motion. Vote on motion: Bradley Jorgensen-Aye, Perry Bolyard-Aye, Gordon Walker-Aye, Lindsay Holt-Aye, James S. Jones-Aye, Amy Rosevear-Aye. The motion passed unanimously.

The meeting adjourned at 6:16 p.m.

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2 *I hereby certify that the foregoing represents a true, accurate and complete record of the*
3 *Cottonwood Heights City Planning Commission Meeting held Wednesday, August 4, 2010.*
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10 Teri Forbes
11 T Forbes Group
12 Minutes Secretary
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15 Minutes approved: